COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO	nte broad
BID PRICE (INCLUDES COST) \$\frac{16099}{65}\$ POUNDAGE - 2% OF BID \$\frac{3}{1}\frac{1}{9}\$ TRANSFER TAX - 2% OF FAIR MKT MISC. COSTS \$\frac{1}{5}\$ TOTAL AMOUNT NEEDED TO PURCHASE \$\frac{1}{5}\$ PURCHASER(S): ADDRESS: NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S): \$\frac{1}{5}\$ TOTAL DUE: \$\frac{1}{5}\$ LESS DEPOSIT: \$\frac{1}{5}\$	JD
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DOWNI DAYMENT. ¢	50,00
-	
TOTAL DUE IN 8 DAYS \$/50	71.64

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff

BANK OF NEW YORK MELLON

vs.

Defendant

REBECCA WHITEBREAD SCOTT WHITEBREAD

Attorney for the Plaintiff:

MILSTEAD & ASSOCIATES LLC 220 LAKE DRIVE EAST

SUITE 301

CHERRY HILL, NJ 08002

Sheriff's Sale Date:

Wednesday, July 15, 2015

Writ of Execution No.: 2014CV893

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 266 3RD AVENUE, BERWICK, PA 18603

Sheriff Costs

Mininal Canta	TOTAL CHOIM COSTS	,,
-	Total Sheriff Costs	\$2,167.75
Surcharge		\$170.00
Tax Claim Search		\$5.00
Notary Fee		\$15.00
Copies		\$8.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$240.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$75.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,232.25
Posting Handbill		\$15.00
Mailing Costs		\$66.00
Levy		\$15.00
Docketing		\$15.00
Crying Sale		\$10.00
Advertising Sale Bills & Copies		\$17.50
Advertising Sale (Newspaper)		\$15.00

Municipal Costs

Sewer \$13,864.90

Total Municipal Costs \$13,864.90

Distribution Costs

Recording Fees \$67.00

Total Distribution Costs \$67.00

Grand Total:

\$16,099.65

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin'

*Aise admitted in PA 2 Also admitted in AID

Attorneys at Law

1 E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com David H. Lipow

Mary L. Harbert-Bell*

Matthew C. Waldt

Patrick J. Wesner

Robert W. Williams**

7 N. Columbus Boulevard #200 Philadelphia, PA 19106-1422 (215) 717-0043 Fax: (215) 717-0044

Our File No. 8.31848

July 28, 2015

Office of the Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re: Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11 vs. Rebecca D. Whitebread and Scott R. Whitebread 2014-CV-893 Sale Date: July 15, 2015

Deed Instructions

Dear Sir/Madam:

Please accept this letter as authorization to prepare and record a sheriff's deed on the above matter into the name of Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11, 3815 South West Temple, Salt Lake City, UT, 84115.

Please forward the original deed back to our office in the enclosed self-addressed stamped envelope.

Thank you for your attention to this matter.

Very truly yours,

Lorraine DeCroce

Trecam Delice-

Paralegal



Bureau of Individual Taxes PO BOX 280603 Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY
State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - A	All inquiries m	ay be direct	ted to the following	person:		
Name				<u> </u>	Telepi	ione Number:
Lorraine DeCroce					(856)	482-1400
Mailing Address 1 E. Stow Road			City Marlton		State NJ	ZIP Code 08053
B. TRANSFER DATA		•	Markon		1140	100033
Date of Acceptance of Deciment	7 /15 /2015		·· 			. , .
Grantor(s)/Lessor(s)		one Number:	Grantee/s\// psepa/s\		Lalonh	one Number
Sheriff Columbia County	, cicp	one number.	Grantec(s)/Lessee(s) Bank of New York Mellon tilda The the holders of the Attemptive Loan Certificates Senes 2006-0011	Bank of New York, as Trustee, (Trust 2006-OC11, Mortgage Pas	on behalf of ss-Through	ione Number:
Mailing Address		-	Mailing Address		L	
PO Box 380			3815 South West	Temple		
City	State	ZIP Code	City		State	ZIP Code
Bloomsburg	PA	17818	Salt Lake City		UT	84115
C. REAL ESTATE LOCATI	ON		,		···	
Street Address			City, Township, Borou	igh	***	
266 3rd Avenue			Briar Creek Towns	ship		
County	•	District		Tax Parcel Num	ber	
Columbia	Berwi	ck Area SD		07-01A-039		
D. VALUATION DATA						
Was transaction part of an ass	signment or re	location?	$\square \land \boxtimes n$			
I. Actual Cash Consideration	2. Oth	er Consideration	ń	3. Total Conside	eration	
16,421.64	+0.0			= 16,421.64		
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E. EXEMPTION DATA - R						
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☐ Transfer from a trust. Date			, 3	,		
If trust was amended attack			nded trust.	· · · · · · · · · · · · · · · · · · ·		
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☐ Transfers to the commonwe						f condemna-
tion. (If condemnation or in	lieu of condem	nation, attach	copy of resolution.)	on, condemnation	(% 41 11 11 11 11	Condensing
Transfer from mortgagor to	a holder of a m	ortgage in de	fault. (Attach copy of n	nortgage <mark>and</mark> not	e/assignment)
☐ Corrective or confirmatory of	dee <mark>d. (Attach co</mark>	mplete copy (of the deed to be corre	cted or confirmed	l.)	
☐ Statutory corporate consolic						
☐ Other (Please explain exem	ption claimed.)					
Index penalties of law 7 deals	ro that Thans	overmined 6	his statement in the	dina		
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Signature of Correspondent or Respons	ible Party				Date	
There I Voltin					19-14	

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Milstead & Associates LLC

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



55-136/312

DATE 08/04/15

CHECK

AMOUNT

168481

*\$15,071.64

*** FIFTEEN THOUSAND SEVENTY-ONE & 64/100 DOLLARS

PAY
FO THE
DRDER
OF

Columbia County Sheriff

ATTORNEY BUSINESS ACCOUNT VOID AFTER 180 DAYS

#168481# #031201360#

67 8306 2#

ILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff

File: 8.31848

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11,

Plaintiff,

Vs.

Rebecca D. Whitebread and Scott R. Whitebread,

Defendants

5/18/6/5

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893

Pa. R.C.P. 3129.3 (b)(2)(i)(B) Certificate of Filing of Notice of Continued Sheriff Sale

Certificate of Filing

On this date, I caused to be filed with the Prothonotary of Columbia County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Robert W. Williams, Esq. Attorney ID No. 315501

Milstead & Associates, LLC

Dated

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff File No. 8.31848

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11,

Plaintiff.

vs.

Rebecca D. Whitebread

and

Scott R. Whitebread

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893

<u>AFFIDAVIT PURSUANT TO</u> <u>Pa.R.C.P. 3129.2</u>

I, Robert W. Williams, Esquire, say:

- 1. On June 9, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Rebecca D. Whitebread and Scott R. Whitebread, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".
- 2. On May 28, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Robert W. Williams, Esquire Attorney ID No. 315501 Milstead and Associates, LLC

Dated: July U, 2015

EXHIBIT "A"





Sarik of New York Mellog, et al.

COURT

Court of Common Pleas of

Pennsylvarila

Columbia County 2014-CV-893

-VS-Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER

AFFIDAVIT

State of Pennsylvania B&R Control # C\$102062.02 County of Daughin Reference Number 8.31848. SERVICE INFORMATION On 6/8/2015 We received the Notice of Sheriff Sale For service upon: Scott R. Whitebread At 266 3rd Avenue, Berwick, PA 18603

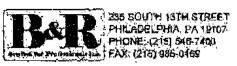
In the manner described below. Personally served. Adult in charge of residence. Adult in charge of residence. Managen/Clark of place of re	, relationship is who refused to give name and/or relationship	
Description of Person Age Other	#5 Height 6:03" Weight 230 Brown hour Time Moved	Race White Sex Male Umknown No Answer Vacant
☐ Onher		
The Process Server, being suly average set foilth herein are true and knowledge, information and belief. Process Server Sheeff (No. 1901)	correct to the best of their	Sword to and subscribed before me this day of July, 2015 Notary Public
Client Phone (868) 482-1400	SALE DATE: 7/15/2015 Filed Date	BR Serve By: 6/14/2015

Anthony Price Missead and Associates, LLC 1 East Stow Rose Marton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Brittany Edelus, Notary Public Lower Paxton Township, Dauphin County

My commission expires April 11, 2018



Bank of New York Mellon, et al.

-VS-

Rebecca D. Whitebread and Scott R. Whitebread

COURT

Court of Common Pleas of

Penrisylvania

Columbia County

CASE NUMBER 2014-CV-893

state or <u>Pennsylvania</u>

AFFIDAVIT

58R Control # GS102052.91

Reference Number 8,31848

County of Dauphin

SERVICE INFORMATION

On 6/8/2015 we received the Notice of Shariff Sale Parsarvice upon: Rebeccs D. Whitebread At 266 3rd Avenue Barwick . PA 18603

Adult in charge of re			Spouse	
Description of Person	Age 45 Height 6	A STATE OF THE STA	Raise white sex Male	
Not Served DateOther	Time	[Moved [] Onkisown Di Na Ansiyer	Velcent
	duly sworn, deposes and say		Sworn to and subscribed before the day of June, Notary Rubilo	
Clent Phone (856) 482-	400 SALE DATE:	7/15/2015 Filed Date:	BR Serve By: [6	114/2015

Anthony Price Misterd and Associates, LLC 1 East Stow Road Markon, NJ 06053



COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL

Brittany Eddius, Notery Public

Lower Paxton Township, Dauphin Courty My commission expires April 11, 2018

EXHIBIT "B"

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(c)		Portfolio Recovery Associates, LLC 120 Corporate Boulevard Norbolk, VA 2350		h						0 to 1 to	8011
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s		Tenaut/Occapant 266 3rd Avenue Berwick PA 18603									
150		Componwealth of Pennsylvania Department of Welfure P.O. Bux 2675 Harrisburg, PA 17105									
·		Briar Creek Township Tax Office 122 Twin Church Road Barwick, PA 18603								: -	
œ		Berwick Area School District 500 Line Street Berwick, PA 18603					,				
6		Bertheimer Tax Administrator 50 Nords Severall Street Bangor, PA 18013					·				
2		Department of Dirmestic Relations Columbia County Courthouse P.O. Box 380									l Name
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SALE SCHEDULED 7/15/15

Page 1 of 2

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Page 2 of 2		SALE SCHEDULED 7/16/15					P. 7

NAME AND ADDRESS OF SENDER

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SALE SCHEDULED 7/15/15

P. 8

Page 1 of 1

<u>Paula J. Ream</u> being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice <u>April 22, 29 and May 6, 2015</u> that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before	me this day of May 20.15
	me this day of May 20.15. Karen M. Beach (Notary Public)
And now	COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Karen M. Baach, Notary Public Short Twp., Columbia County My Con mission Expires May 13, 2018 NEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES Thereby certify that the advertising and
	for publishing the foregoing notice, and the

MILSTEAD & ASSOCIATES, LLC

IE. STOW ROAD MARLTON, NJ 08053

(856) 482-1400 Fax: (856) 482-9190 ishaw@milsteadlaw.com

RANSMITTAL SHEET
FROM: Thet A. Shaw
May 12, 2015
TOTAL NO. OF PAGES INCLUDING COVER:
sender's reference number: 8.31848
YOUR REMERENCE NUMBER 2014-CV-893
úl.
postpone the sale which is currently scheduled

IF THERE IS A PROBLEM WITH THIS TRANSMISSION PLEASE CALL (856) 482-1400

Bet A. Shaw

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INTENDED RECIPIENT(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ADDRESS JUSTED ABOVE YIA UNITED STATES POSTAL SERVICE.

MILSTEAD & ASSOCIATES, LLC

Michael J Milstead

Richard M Milstead

Attorneys at Law

1 E. Stow Road, Mariton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milsteadlaw.com Mary L. Harbert-Reil*

Matthew C. Waldt*

Patrick J. Wesner*

Robert W. Williams**

David H. Lapow*

Rhondi Lynn Schwartz

Andrew M. Lubin*

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Mark E. Horrera

Nelson Diaz*

7 N. Columbus Boulevard #200 Philadelphia, PA 19106-1422 (215) 717-0043 Fax: (215) 717-0044

Our File No. 8.31848

July 15, 2015

Office of the Sheriff Columbia County Courthouse PO Box 380 Bloomsburg, PA 17815

Re: Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the

holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through

Certificates Series 2006-OC11 vs. Rebecca D. Whitebread, et al

Docket Number: 2014-CV-893

Affidavit Pursuant to Pa.R.C.P. 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit pursuant to Pa.R.C.P. 3129.2. As of the date of this letter, our office has forwarded the original affidavit to the Prothonotary's office to be filed of record.

Thank you for your attention to this matter.

Very truly yours,

Sean Smith Paralegal

***THE PROPERTY IS LISTED FOR THE July 15, 2015 SHERIFF'S SALE.

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff File No. 8.31848

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11,

Plaintiff,

VS.

Rebecca D. Whitebread

and

Scott R. Whitebread

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893

AFFIDAVIT PURSUANT TO Pa.R.C.P. 3129.2

- I, Robert W. Williams, Esquire, say:
- 1. On June 9, 2015, a copy of the Notice of Sheriff's Sale of Real Property was served upon the defendants, Rebecca D. Whitebread and Scott R. Whitebread, by B&R Services for Professionals Inc. Copies of the returns are attached hereto and made a part hereof as Exhibit "A".
- 2. On May 28, 2015, a notice of Sheriff's Sale was served upon lien holders of record and interested parties by ordinary mail. A copy of the certificate of mailing is attached hereto and made a part hereof as Exhibit "B".

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Robert W. Williams, Esquire Attorney ID No. 315501
Milstead and Associates, LLC

Dated: July 4, 2015

EXHIBIT "A"



235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 PAX: (215) 985-0169



Bank of New York Mellon, et al.

State of Pennsylvania

county of Dauphin

COURT

Court of Common Pleas of

Pennsylvania

Columbia County 2014-CV-893

-VS-Rebecca D. Whitebread and Scott R. Whitebread

CASE NUMBER

AFFIDAVIT

B&R Centrel # C\$192052.02 Reference Number 8.31848

SERVICE INFORMATION

On <u>6/8/2015</u>, we received the Notice of Sheriff Sale For service upon: <u>Scott R. Whitebread</u> At 256 3rd Avenue <u>Berwick PA 18603</u>

ionship is refused to give name and/or relationship ce lodging	
and the second s	
	Rade White Sex Male
Time Moved	Unknown No Answer Vacan
	Sworn to and subscribed before me this day of June, 2015 Notary Public
SALE DATE: 7/15/2015 Filed Dat	e: BR Serve By: 6/14/2015
	deposes and says that the to the best of their

Anthony Price Milstead and Associates, LLC 4 East Stew Road Markon, NJ 08053



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

Brittany Edeius, Notary Public Lower Paxton Township, Dauphin County My commission expires April 11, 2018



VS-

235 SOUTH 13TH STREET PHILADELPHIA, PA 19107 PHONE: (215) 546-7400 ide luc FAX: (215) 985-0169



Bank of New York Mellon, et al.

COURT

Court of Common Pleas of

Pennsylvadia

Columbia County

CASE NUMBER

2014-CV-893

	Δ.	
State of	とらわりひ と	Ivania
	1	1.2.5

County of <u>Dauphin</u>

Rebecca D. Whitebread and Scott R. Whitebread

AFFIDAVIT

B&R Control # CS 102052.01 Reference Number 8,31848

SERVICE INFORMATION

On 6/8/2015 we received the Notice of Sheriff Sale For service upon: Rebecca, D. Whitebread At 266 3rd Avenue , Berwick , PA 18603

		
X Served Date 06/09/2015 Time	8729 PM Accepted By: Scott R.	Whitebread
In the manner described below.		
Personally served.	and the second second	
Adult in charge of residence, re		
Adult in charge of residence wh	o refused to give name and/or relationship.	Spause
Manager/Clerk of place of resid	ence lodging	· · · · · · · · · · · · · · · · · · ·
Agent or person in charge of of	fice or usual place of business	
Other		· · · · · · · · · · · · · · · · · · ·
Description of Person Age	45 Height 610311 Weight 230 R	tade inhite Sex Mola
	Brown heir	, , , , , , , , , , , , , , , , , , ,
Not Served Date	Time Moved	Unknown No Answer Vacan
Other		
		A Company of the Comp
The Process Server, being duly sworn	denoses and says that the	Sworn to and subscribed before me this
facts set forth herein are true and corr	ecto the best of their	1th day of June 2015
knowledge, information and belief.		
<i></i>	hell to	Notary Rublic
Process Server/Sheriff Chad Sports	y v	
Client Phone (856) 482-1400	SALE DATE: 7/15/2015 Filed Date:	BR Serve By: 6/14/2015
		<u> </u>

Anthony Price Milstead and Associates, LLC 1 East Stow Road Mariton, NJ 08053



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Brittany Edeius, Notary Public Lower Paxton Township, Dauphin County My commission expires April 11, 2018

NAME AND ADDRESS OF SENDER	INDICATE TYPE OF MAIL		CHECK APPROPIATE BLOCK FOR	IATE BLOCK		POSTMARK AND DATE OF RECEIPT	DATE	OF REC	EIPT	
MILSTEAD & ASSOCIATES, LLC 1 East Stow Road		Certificate Ma Insured		Registered Mail	/ail:	-	Affix stamailing	amp her or for a	re if issu dditione	Affix stamp here if issued as certificate of mailing or for additional copies of this bilt.
Mariton, NJ 08053				U With Post	With Postal Insurance Without Postal Insurance	900	1			
Line Number of Article	Name of Addressee, Street, and Post-Office Address	Postage Fee	Handling Charge	Act. Value (If Regis.)	Insured	Due Sender If C.O.D.	F. 8.	S.D. Fee	S.T. Fee	Rest. Dal. Fee
Ages	Bank of New York Mellon, fika The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC:11, Mortgage Pass-Through Certificates Series 2006-OC:11 (Plaintiff Inecia) 3815 South West Temple 5815 South West Temple									
2	Capital One Bank USA N.A. 18000 Capital One Drive Richmond, VA 23238					0003171050 CONTRACTOR			# *	
e.	Portfolio Recovery Associates, LLC 120 Corporate Boulevard Norfolk, VA 2350						₹ - 3 1		1.58	
+	Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603								3/2	
ശ	Tenant/Occupant 266 3rd Avenue Bervick, PA 18603									
9	Commonwealth of Pennsylvania Department of Welfare P.O. Bux 2675 Harrisburg, PA 17105									
7	Briar Creek Township Fax Office 122 Twin Church Road Berwick, PA 18603							_		24
co	Berwick Area School District 500 Line Street Berwick, PA 18603								<u> </u>	
on.	Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013									
10	Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815									
Total Number of Piecas Listed by Sender		POSTMASTER, PER (Name of receiving employee)	R employee)		The full de Infernation nonnegotia	The full declaration of value is required on all domestic and international registered mall. The maximum indemnity pays nonnegotiable documents under Express Mail document	ue.is requal. The sunder E	uirad or maximu Express	nall don Indei Mail do	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document
10	2	6	\sim		\$50,000 pr \$50,000 pr Express M Indemnity and \$500 i Third- and includes si	\$50,000 per occurrence. The maximum indemnity payable on \$50,000 per occurrence. The maximum indemnity payable on Express Mall merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for CO and \$500 for Insured Mail. Special handling charges apply on! Third- and Fourth-Class parcels. Special delivery service also includes special handling service.	The ma e insurar (000 for I Special Sarcels.	wirnum in kirnum in 1ce is \$1 Register Register Special	ince sur ndemnik 500, Th ed Mail ing char deliven	\$50,000 per occurrence. The maximum indemnity payable on \$50,000 per occurrence. The maximum indemnity payable on indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Indemnity payable is \$25,000 for Registered Mail, \$500 for COD Third- and Fourth-Class parciels. Special handling charges apply only to Third- and Fourth-Class parciels. Special delivery service also includes special handling service.
PS FORM 3877 8:31846/	8.31848/Whitebread Notice of Sale	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL.	ED, INSURED	, c.o.d., cer	TIFIED, AN	S EXPRESS M	IAIL.			

SALE SCHEDULED 7/15/15

MILSTEAD & ASS 1 East Stow Road Martton, NJ 08053	NAME AND ADDRESS OF SENDER MILSTEAD & ASSOCIATES, LLC 1 East Stow Road Mariton, NJ 08053		X Certificate Mailing D Insured D COD D Certified Mail	Mailing Registered Mail: 11 With Pactal Ins	d-non-	Affix stamp here if issued as certificate of mailing or for additional copies of this bill.
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	Fee Handil Charg	Sold Salah	Rest. Del. Fee
-		Department of Revenuc Bureau of Individual Taxes inheritance Tax Division P.O. Box 280601 Flarrisburg, PA 17128-0601			AND SECTION SECTION TO SECTION	
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10						
Sender Sender	Sender 1 Sender		POSTMASTER, PER (Name of receiving er	POSTMASTER, PER (Name of receiving employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per plece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for Insured Mail. Special handling charges apply only to Third- and Fourth-Class parcels. Special delivery service also includes special fandling service.	on all domestic and num indemnity payable for a Mail document plece subject to a limit of indemnity payable on \$500. The maximum ered Mail, \$500 for COD ding charges apply only to all delivery service also
PS FORM 3877		8.31848/Whitebread Notice of Sale	FOR REG	ISTERED, INSUR	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL	

SALE SCHEDULED 7/15/15

MAME AND A	NAME AND ADDRESS OF BENDER MILSTEAD & ASSOCIATES, LLC	NDICATE TITE		e Mailing	DA LLE NO.	alling Affix stamphened Mail: Affix stamphened it is	Affix stamp here if issued as certificate of	ed as certificate of
1 East Stow Road Marlton, NJ 08053	sos3		D Insured COD Certifled Mail	Mail			and the pill bill bill bill bill bill bill bill	notes of this bill
Line	Number of Article	Name of Addressee, Street, and Post-Office Address	Postage	ъ в	Handling Charge			st. Del. Fee Remarks
¥-		Barclays Bank Defaware c/o David Apothaker, Esq. 1341 N. Defaware Avenue, Suite 405 Philadelphia, PA 19125						
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Sender	Total Number of Pieces Listed by Sender 1		(Name of receiving employee)	TER, PEI	R employee)	The full declaration of value is required on all domestic and international registered mail. The maximum indemnlity payable for nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$50,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for Registered Mail, \$500 for COD and \$500 for lissured Mail. Special handling charges apply only to Third- and Fourth-Class parcels, Special delivery service also	required on all dom he maximum inder so Express Mail dor y 000 per piece sub haximum indemnit irance is \$500. Th or Registered Mail, solal handling charg	nestic and multy payable for cument payable or y payable on waximum \$500 for COD gas apply only to service also
PS FORM 3877		8.31848/Whitebread Notice of Sale	FOR REC	, SISTERE	ED, INSURED	FOR REGISTERED, INSURED, C.O.D., CERTIFIED, AND EXPRESS MAIL	.ec.	
Page 1 of 1							·	
		SALE SCHEDULED 7/15/15						

100000

SALE SCHEDULED 7/15/15

SHERIFF'S SALE COST SHEET

	vs. White Dread
NOED NO	JD DATE/TIME OF SALE
DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ 740,00
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 66.00
ADVERTISING SALE BILLS & COP	
ADVERTISING SALE (NEWSPAPER	R) \$15.00
MILEAGE	\$ 24,00
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$_ <i>3</i> ,00
NOTARY	\$ 15,00
TOTAL *****	****** \$ 5 3 5 , 5 7
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>_{332.35</u>
SOLICITOR'S SERVICES	\$75,00
TOTAL *****	*********** \$ <u>1457</u> 25
PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>67,ω</u> ************************************
TOTAL *****	\$
REAL ESTATE TAXES:	24411
BORO, TWP & COUNTY 20_	
SCHOOL DIST. 20_	_ \$
DELINQUENT 20_	\$ <u>\(\frac{5}{\chi\chi}\)\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>
TOTAL ******	****************
MUNICIPAL FEES DUE:	
SEWER 20	\$ 13864110
WATER 20	\$
TOTAL *****	<u> </u>
SURCHARGE FEE (DSTE)	<u>\$_/70.00</u>
MISC.	\$
	\$ <u>******</u>
TOTAL *****	*******
TOTAL COSTS	(OPENING BID) \$ 16097, 65

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Rebecca D. Whitebread Scott R. Whitebread

PLAINTIFF/SELLER:

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11,

Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S):

Rebecca D. Whitebread Scott R. Whitebread

PROPERTY:

266 3rd Avenue

Berwick, PA 18603

(Improvements creeted thereon)

JUDGMENT AMOUNT:

\$158,979.85

COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on 1704 13 20 15 at 9'00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

Tax Notice 2015 County & Municipality BRIARCREEK TWP	FOR: COLUMBIA C			DATE 03/01/2015	1	LL NO. 2012
MAKE CHECKS PAYABLE TO: Joan M. Rothery	DESCRIPTION	ASSESSMENT	MILLS .			INCL PENALTY
122 TWIN CHURCH ROAD Berwick PA 18603	GENERAL SINKING FIRE	34,166	9.491 1 1	33.49 33.49	34.17 34.17	356.70 37.59 37.59
HOURS MAR & APR - TUE & THUR: 6PM - 8PM WED: 1-4 PM & 6 - 8 PM OTHER MONTHS WEDNESDAY ONLY	TWP RE		6	200.90	205.00	225.50
PHONE:570-759-2118	The discount & penalty have been calculated for your convenience	PAY THIS AM	IOUNT	585.66 Alprit 30 If paid on or before	597.61 June 30 If paid on or before	657.38 June 30 If paid after
TAXES ARE DUE & PAYAPLE - PROMPT PAYMENT IS F WHITEBREAD SCOTT R & R 266 THIRD AVE BERWICK PA 18603		Discount Penalty PARCEL: 07- 266 THIRD AV	2 % 10 % -01A-039-0 √E	A 36 A5 B	to co Janu A A L	tax returned ourthouse on: uary 1, 2016
THIS TAX NOTICE MUST BE RETURNED WITH Y		1.1 Acres		dings 2	5,545 8,621 4,166 : F	FILE COPY

4-24-15

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer Date: 04/14/2015 Cert. NO: 20665

WHITEBREAD SCOTT R & REBECCA D 266 THIRD AVE BERWICK PA 18603

District: BRIARCREEK TWP Deed: 20061 -2144 Location: 266 THIRD AVE Parcel Id:07 -01A-039-00,000

Assessment: 34,166 Balances as of 04/14/2015

YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE TAX AMOUNT PENALTY DISCOUNT

PAID

BALANCE

COLUMBIA COUNTY SHERIFF

ву:	Per:
SIE	

Sheriff 07-01A-039-00

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

07-01A-039-00 AND DELLE

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Rebecca D. Whitebread Scott R. Whitebread

PLAINTIFF/SELLER:

Bank of New York Mellon, f/k/a The Bank of New York, as trustee,

on behalf of the holders of the Alternative Loan Trust 2006-OC11.

Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S):

Rebecca D. Whitebread

Scott R. Whitebread

PROPERTY:

266 3rd Avenue

Berwick, PA 18603

(Improvements erected thereon)

JUDGMENT AMOUNT:

\$158,979.85

COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-(1

The above captioned property is scheduled to be sold at Sheriff's Sale on

You 13' 2015 at 9'00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

Robelt W. Williams, Esquire

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road Marlton, NJ 08053

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF NEW YORK MELLON REBECCA WHITEBREAD (et al.)

Case Number 2014CV893

SHERIFF'S RETURN OF SERVICE

04/07/2015 03:11 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 266 3RD AVENUE, BERWICK, PA 18603.

SCOTT MAYERINICK, DEPUTY

SO ANSWERS.

April 07, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

NOTARY Affirmed and subscribed to before me this 7TH

APRIL

day of

ONWEALTH OF PENNSYLVANIA Notarial Seal Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County Phy Commission Expires Oct. 4, 2016

2015

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NEW YORK MELLON WHITEBREAD (et al.)		Case Number 2014CV893	
	SERVICE	COVER SHE	EET	
Service De	alls:			
Category:	Real Estate Sale - Posting - Sale Bill		Zone:	
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SHERIFF'S SALE BILL	w		
Serve To:		Final Servi	(ce;	-
Name:	(POSTING)	Served:	Personalty - Adult In Charge - Posted - Oth	ner
Primary Address:	266 3RD AVENUE BERWICK, PA 18603	Adult In Charge:		:
Phone:	DOB:	Relation:		
Alternate Address:		Date:	4-7-15 Time: [5;1]	
Phone:		Deputy:	3 Mileage:	
Attorney /	Originator:			
Name:	MILSTEAD & ASSOCIATES LLC	Phone:		ユ
Service Att	empls:			
Date:				
Time:				
Mileage:				1
Deputy:				
Service Att	empt Notes:			
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2.				
3. 4				
5.				

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF vs.	NEW YORK MELL	.ON				Case	e Number
	WHITEBREAD (et al.)				201	4CV893
		SER	VICE CO	VER SH	ĒET	,, <u>,</u>	
Service De	talis:						
Category:	Real Estate Sale	e - Sale Notice			\$4	Zone:	
Manner:	< Not Specified >	entro notento de la compa N		Expires:	: ·	Warrant:	. •
Notes:	PLAINTIFF NOT	ICE OF SHERIFF'S	SALE AND D	EBTOR'S I	RIGHTS		 Ω
Serve To:	Brad B	de 854-3		Final Serv		FF.S OFFIC	A STATE OF THE STA
Name:	REBECCA WHIT	ΓEBREAD	Marie San	Served:	**************************************	Adult In Charge	· Posted · Other 2
Primary Address:	53 EAGLES FAR BERWICK, PA 1	RM ROAD	. :	Adult in Charge:			· Posted · Other C
Phone:		DOB:		Relation:			
Alternate Address:	266 3RD AVENU BERWICK, PA 1			Date:	3-30-1	Time:	15:50
Phone:				Deputy:	3	Mileage:	EAGLES
Attorney /	Originator:						
Name:	MILSTEAD & AS	SOCIATES LLC	1)	Phone:		A STATE OF THE STA	FARM
Service Att	tempts:			Väär 183			//ROAD
Date:	2-4-16	2-12-15	3-30-14	5			
Time:	11175	y			and the second s		
Mileage:	, , , , , , , , , , , , , , , , , , ,		Carrier contract contracts			III O PARAMANA ANNING ANNI	· · · · · · · · · · · · · · · · · · ·
Deputy:	3	3	3				, X
Service Att	tempt Notes:						K, PA 18603
<u>1. 4</u>	-1C						
2.		 					
3. Call	ed again -	- Will be !.	~ North	vecte 5	He is Fl	rdia Ru	Bud Sliz

in the OFFice

NO EXPIRATION



February 12, 2015

Timothy T. Chamberlain Sheriff of Columbia County Court House-P.O. BOX 380 Bloomsburg, Pa 17815

BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2006-OC11, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-OC11

VS.

REBECCA D. WHITEBREAD SCOTT R. WHITEBREAD

NO: 2015-ED-11 NO: 2014-CV-893

Dear Timothy:

The amount due on the sewer account #200320 for the property located at 266 E. 3rd Avenue, Berwick Pa through June 30, 2015 is \$13,864.90. This amount includes fees to satisfy a lien and court costs on this property.

Please feel free to contact me with any questions that you may have.

Sincerely,

Kelly Morris

Hearing Impaired Authority Clerk

"BAJSA is an Equal Opportunity Provider and Employer"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Document	Rock	aint
Document	Reci	-101

Trans # 4689 Carrier / service: USPS Server First-Class Mail® 2/11/2015 12:00:00 AM

Ship to:

500 LINE ROAD

BERWICK AREA SCHOOL DISTRICT

71901140006000046906 Tracking #:

Doc Ref#. 2015ED11

Postage 5 3400

BERWICK PA 18603

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BERWICK AREA SCHOOL I

500 LINE ROAD, BERWICK, PA 18603

	NEW YORK MELLON			Cas	e Number
vs. REBECCA	WHITEBREAD (et al.)				14CV893
	SERVICE C	OVER SH	EET		
Service De	talls:	and the second	er en en stante () Onder til stag ()		
Category:	Real Estate Sale - Sale Notice			Zone:)
Manner:	< Not Specified >	Expires:		Warrant.	i u teat. I i i
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AN	D DEBTOR'S F	RIGHTS		
	1				
					:
Serve To:		CHARGE			
Name:	BERWICK AREA SCHOOL DISTRICT	Served:	ice:	Adult In Charge	Posted Other
Primary	500 LINE ROAD	Adult in		- Addit in Charge	- Fosied - Other
Address:	BERWICK, PA 18603	Charge:		. The section of the	
Phone:	DOB:	Relation:		And Andrews Control of the Control o	
Alternate	1100 FOWLER AVENUE	Data		· · · · · · · · · · · · · · · · · · ·	
Address:	BERWICK, PA 18603	Date:		Time:	· · · · · · · · · · · · · · · · · · ·
Phone:		Deputy:		Mileage:	
Attorney /	Originator:				
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	A A SA	e designational designation of the control of the c	and the second of the second o
Service At	tempts:				
Date:					
Time:	Annual Control of the				
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4.					
5.					
6.					

Columbia County
Columbia County Sheriff
35 West Main Street
PO 8ox 380
Bloomsburg PA 17815



71901140006000046166

US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Rebecca D. Whitebread Scott R. Whitebread

PLAINTIFF/SELLER:

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on behalf of the holders of the Alternative Loan Trust 2006-OCI1.

Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S):

Rebecca D. Whitebread

Scott R. Whitebread

PROPERTY:

266 3rd Avenue

Berwick, PA 18603

(Improvements erected thereon)

JUDGMENT AMOUNT:

\$158,979.85

COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-11

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Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property
which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after the sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within 10 days after the filing of the schedule.

Sincerely,

Robert W. Williams, Esquire

MILSTEAD & ASSOCIATES, LLC

1 E. Stow Road Marlton, NJ 08053

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

VS.	NEW YORK MELLON		Case Number 2014CV893
REBECCA	WHITEBREAD (et al.)		2014CV893
	SERVICE CO	OVER SHEET	
Service Det	alls:	A STATE OF THE STA	
Category:	Real Estate Sale - Sale Notice		Zone: //
Manner:	< Not Specified >	Expires:	Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S RIGHTS	entre de la companya
			<u>:</u>
Serve To:		Final Service:	
Name:	SCOTT WHITEBREAD	Served: Personally	Adult In Charge · Posted · Other
Primary Address:	HERWICK, 1860	Adult In Charge:	:
		_	
Phone:	DOB:	Relation:	
Alternate Address:	266 3RD AVE BERWICK, PA 18603	Date: 9-4-15	F Time: 11/1/0
	BERVICK, FA 18003		entra
Phone:	New year of the control of the contr	Deputy: 3	Mileage:
Attorney / 0	Originator:		
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
Service Att	empts:		
Date:	The same of the sa		PERMININGPRIME
Time:		The second secon	annannan aannan aan aan aa
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WHITEBREAD, SCOTT

112 EAGLES FARM ROAD, BERIWCK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF I	NEW YORK MELLON		Case Number
REBECCA WHITEBREAD (et al.)			2014CV893
	SER	VICE COVER SHEET	
Service De Category: Manner:	tails: Real Estate Sale - Sale Notice < Not Specified >	Expires:	Zone: Warrant:
Notes:	PLAINTIFF NOTICE OF SHERIFF'S	SALE AND DEBTOR'S RIGHTS	
Serve To:		Final Service:	
Name:	OCCUPANT	The second of th	dult In Charge Posted Other
Primary Address:	266 3RD AVE BERWICK, PA 18603	A started to	h. Te bread
Phone:	DOB:	Relation: Lymeum	La companya da
Alternate Address:	en e	Date: 2-4-15	
Phone:	kanana arawa a	Deputy: 3	Mileage:
ttorney / (Originator:		
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
Service Att	empts:		
Date:			The second secon
Time:	According to the contract of t		
Mileage:	CONTROL CONTRO		COMMINICATION AND ASSESSMENT OF THE PROPERTY O
Deputy:	The second secon	Les es entre	CONTRACTOR OF THE PROPERTY OF
ervice Att	empt Notes:		
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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO:

ALL PARTIES IN INTEREST AND CLAIMANTS

OWNER(S)

Rebecca D. Whitehread

Scott R. Whitebread

PLAINTIFF/SELLER:

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11.

Mortgage Pass Through Certificates Series 2006-OC11

DEFENDANT(S):

Rebecca D. Whitebread

Scott R. Whitebread

PROPERTY:

266 3rd Avenue

Berwick, PA 18603

(Improvements creeted thereon)

JUDGMENT AMOUNT:

\$158,979,85

COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-11

The above captioned property is scheduled to be sold at Sheriff's Sale on
You 13* 2015 at 9.00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815. You may hold a mortgage or judgment on the property which will be extinguished by the sale. You may wish to attend the sale to protect your interest.

Tax Notice 2015 County & Municipality BRIARCREEK TWP	FOR: COLUMBIA C	ounty		DATE 03/01/2015		ILL NO. 12012
MAKE CHECKS PAYABLE TO:	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
Joan M. Rothery	GENERAL	34,166	9,491	317.78	324.27	358.70
122 TWIN CHURCH ROAD	SINKING		1	33,49		
Berwick PA 18603	FIRE	-	1	33,49		
	TWP RE		6	200.90	205.00	
HOURS MAR & APR - TUE & THUR: 5PM - 5PM WED: 1-4 PM & 6 - 5 PM						
OTHER MONTHS WEDNESDAY ONLY	The discount & penalty			585.66	597.61	657.38
PHONE:570-759-2118	have been calculated for your convenience	PAY THIS AN	OUNT	April 30 If paid on or before	June 30 If paid on or before	June 30
TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS:	₹EQUESTEU	C	NTY T	WP	Thi	is tax returned
		Discount	2 %	2% LLR.	· I.	courthouse on:
WHITEBREAD SCOTT R & R	EBECCA D	Penalty		10 %		nuary 1, 2016
266 THIRD AVE	2220113	PARCEL: 07			U.S.	iualy 1, 2016
BERWICK PA 18603		266 THIRD A		00,000		
BERWICK PA 10003						
		1.1 Acres		Land	5,545	
		_		•	28,621	
7) THE THE PROPERTY AND THE PROPERTY OF THE P		To	otal Assess	sment (34,166	FILE COPY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF NEW YORK MELLON Case Number 2014CV893 REBECCA WHITEBREAD (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: < Not Specified > Manner: Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Final Service: Serve To: Name: BERWICK AREA JOINT SEWER AUTH. Served: Personally · Adult In Charge · Posted · Other Primary 1108 FREAS AVENUE Adult In Charge: Address: **BERWICK, PA 18603** Relation: Phone: DOB: Alternate Date: Address: Deputy: Mileage: Phone: Attorney / Originator: MILSTEAD & ASSOCIATES LLC Name: Phone: Service Attempts: Date: Time: Mileage: Deputy: 1. 2. 3. 5. 6.

BERWICK AREA JOINT SE

2014CV893

1108 FREAS AVENUE, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

	NEW YORK MELLON	Case Numbe	r
vs. REBECCA	WHITEBREAD (et al.)	2014CV893	•
	SERVIC	E COVER SHEET	
Service De	etalls:	The second secon	as in the second
Category:	Real Estate Sale - Sale Notice	Zone:	
Manner:	< Not Specified >	Expires: Warrant:	
Notes:	PLAINTIFF NOTICE OF SHERIFF'S SALE	AND DEBTOR'S RIGHTS	. '.'
	:		:
			:
Serve To:		Final Service:	a Marian
Name:	Joan M. Rothery	Served: Personality · Adult In Charge · Posted	Other
Primary	122 Twin Church Road		
Address:	Berwick, PA 18603	Relation: TAX Collector	1
Phone:	570-759-2118 DOB :	Relation: TAX Collector	w
Alternate	en e	Date: $2/3/15$ Time: $1/5$	21
Address:		0,757,0	- 1
Phone:		Deputy: → Mileage:	
Attorney /	Originator:		10464
Name:	MILSTEAD & ASSOCIATES LLC	Phone:	
Service At	tempts:		
Date:		The state of the s	
Time:			
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Deputy:	The second of th		
Service At	tempt Notes:		recensed No.
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ROTHERY, JOAN

2014CV893

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

and the second

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

BANK OF NEW YORK MELLON Case Number 2014CV893 REBECCA WHITEBREAD (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice Zone: Manner: < Not Specified > Expires: Warrant: Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Domestic Relations Office of Columbia Cou Name: Served: Personally - Adult In Charge - Posted - Other Primary 11 WEST MAIN STREET Adult In Richardrifer Address: Charge: 2ND FLOOR Bloomsburg, PA 17815 Relation: Phone: DOB: Alternate Date: Time: (0:10 Address: Deputy: Mileage: Phone: Attorney / Originator: Name: MILSTEAD & ASSOCIATES LLC Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

DOMESTIC RELATIONS

2014CV893

WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

COLUMBIA COUNTY TAX C

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

BANK OF I	NEW YORK MELLON					Number
	WHITEBREAD (et al.)				201	4CV893
		SERVICE CO	OVER SH	EET		•••
Service De	tails:	and the second s		and the second s		
Category:	Real Estate Sale - Sale N	lotice			Zone:	1
Manner:	< Not Specified >	and the second s	Expires:		Warrant:	A service and the service of the ser
Notes:	PLAINTIFF NOTICE OF S	HERIFF'S SALE AND	DEBTOR'S F	RIGHTS		a are seen
Serve To:			Final Serv			
Name:	Columbia County Tax Of	ffice	Served:	Personally	Adult In Charge	Posted Other
Primary Address:	PO Box 380 Bloomsburg, PA 17815		Adult In Charge:	Penise	S1668C	
Phone:	570-389-5649	DOB:	Relation:	TAX	CURK	
Alternate Address:		en especial parents and a second	Date:	2/2/19	Time:	1008
Phone:			Deputy:	5	Mileage:	· · · · · · · · · · · · · · · · · · ·
Attorney / (Originator:					
Name:	MILSTEAD & ASSOCIATI	ES LLC	Phone:			e consessance as a second
Service Att	empts:					
Date:		1				STATE OF THE PROPERTY OF THE P
Time:				Mariana da	1	•
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Deputy:						
Service Att	empt Notes:					
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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014CV893

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 13, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1: Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 decrees 56

minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way

line Third Avenue; Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of

Composite Parcel 1 which is lands of Gayle D. Vought; Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue; Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision - Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

PROPERTY ADDRESS: 266 3RD AVENUE, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-01A-039

Seized and taken into execution to be sold as the property of REBECCA WHITEBREAD, SCOTT WHITEBREAD in suit of BANK OF NEW YORK MELLON.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

REAL ESTATE OUTLINE

ED#<u>2015 ED11</u>

DATE RECEIVED 1/30,	115	
DOCKET AND INDEX	2014 CV 893	
CHECK FOR PROPER	INEO	
	V'	
WRIT OF EXECUTION	<u> </u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u> </u>	
NON-MILITARY AFFIDAVIT		
NOTICES OF SHERIFF SALE	X	
WAIVER OF WATCHMAN	X	
AFFIDAVIT OF LIENS LIST	_X_	
CHECK FOR \$1,350.00 OR	<u>_X</u>	CK# <u> 41474</u>
IF ANY OF ABOVE IS MISSIN	G DO NOT PROC	CEED
	60 S	
SALE DATE	May 13"	_TIME <i>9.00am_</i>
POSTING DATE		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	
	2 ND WEEK	
	3 RD WEEK	W. M.
	2 WELL	

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11

Plaintiff,

VS.

Rebecca D. Whitebread Scott R. Whitebread

Defendants

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (Mortgage Foreclosure)

NO.: 2014-CV-893

2015-ED-11

WRIT OF EXECUTION (MORTGAGE FORECLOSURE) P.R.C.P. 3180 TO 3183 AND Rule 3257

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property:

266 3rd Avenue, Berwick, PA 18603 (see legal description attached)

AMOUNT DUE \$158,979.85
INTEREST
From 09/26/2014 to Date
of Sale at \$22.02 per diem
TOTAL DUE \$
Plus costs as endorsed

Dated: 1-29-15

(SEAL)

(clerk) Office of Judicial Support, Common Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts ... My Com. Fx 1st Monday in 2016

No. 2014-CV-893

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11

VS.

Rebecca D. Whitebread Scott R. Whitebread WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Sat.

Robert W. Williams, Esquire Attorney for Plaintiff Address: 53 Eagles Farm Road, Berwick, PA 18603

Where papers may be served

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision – Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorncy for Plaintiff File Number: 8.31848

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11

Plaintiff,

vs.

Rebecca D. Whitebread Scott R. Whitebread Defendants COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893

2015-ED-11

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.1

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11, Plaintiff in the above entitled cause of action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 266 3rd Avenue, Berwick, PA 18603:

1. Name and address of Owners(s) or Reputed Owner(s):

Rebecca D. Whitebread 53 Eagles Farm Road Berwick, PA 18603 Scott R. Whitebread 53 Eagles Farm Road Berwick, PA 18603

2. Name and address of Defendant(s) in the Judgment:

Same as above

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11 (Plaintiff herein) 3815 South West Temple Salt Lake City, UT 84115 Capital One Bank USA N.A. 15000 Capital One Drive Richmond, VA 23238

Portfolio Recovery Associates, LLC
 120 Corporate Boulevard
 Norfolk, VA 2350

Berwick Area Joint Sewer Authority 1108 Freas Avenue Berwick, PA 18603 4. Name and Address of the last recorded holder of every mortgage of record:

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11 (Plaintiff herein) 3815 South West Temple Salt Lake City, UT 84115

5. Name and address of every other person who has any record lien on the property:

None Known

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

None Known

7. Name and address of every person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant/Occupant 266 3rd Avenue Berwick, PA 18603

Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105

Briar Creek Township Tax Office 122 Twin Church Road Rerwick, PA 18603

Berwick Area School District 500 Line Street Berwick, PA 18603 Berkheimer Tax Administrator 50 North Seventh Street Bangor, PA 18013

Department of Domestic Relations Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Department of Revenue Bureau of Individual Taxes Inheritance Tax Division P.O. Box 280601 Harrisburg, PA 17128-0601

I verify that the statements made in the Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Robert W. Williams, Esquire Attorney for Plaintiff

Date:

MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11

Plaintiff,

File Number: 8.31848

Rebecca D. Whitebread Scott R. Whitebread Defendants COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893 2015-ED-IV

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PA.R.C.P.3129

TAKE NOTICE:

vs.

Your house (real estate) at 266 3rd Avenue, Berwick, PA 18603, is scheduled to be sold at sheriff's sale on May 13 2015 at 9.00 in the Columbia County Sheriff's Office, 35 West Main Street, Bloomsburg, PA 17815 to enforce the Court Judgment of \$158,979.85 obtained by Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.
- 2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.
- 3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at 856-482-1400.
- 2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.
- 3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened, you may call Milstead and Associates at 856-482-1400.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.
- 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

YOU SHOULD TAKE THIS PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO, OR TELEPHONE, THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers Referral and Information Service Columbia County Bar Association 168 East 5th Street Bloomsburg, PA 17815 570-784-8760 MILSTEAD & ASSOCIATES, LLC BY: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-OC11, Mortgage Pass Through Certificates Series 2006-OC11

Plaintiff,

vs.

File Number: 8.31848

Rebecca D. Whitebread Scott R. Whitchread

Defendants

COURT OF COMMON PLEAS COLUMBIA COUNTY

No.: 2014-CV-893

2015-ED-11

CERTIFICATION

CERTIFICATION

Robert W. Williams, Esquire, hereby verifies that he is attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ()An FHA Mortgage
- Non-owner occupied
- ()Vacant
- Act 91 Procedures have been fulfilled (X)

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Robert W. Williams, Esquire

Attorney for Plaintiff

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest corner of other lands of Barbara D. Vought, as found in Columbia County Recorder of Decds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 feet to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision – Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

Title to said Premises vested in Scott R. Whitebread and Rebecca D. Whitebread, his wife by Deed from Thomas M. Costanza and Betsy L. Costanza, his wife dated 11/09/2006 and recorded 11/17/2006 in the Columbia County Recorder of Deeds in Instrument No. 200612144.

Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within writ may leave same with a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Robert W. Williams, Esquire

Attorney for Plaintiff

SHORT DESCRIPTION

DOCKET NO: 2014-CV-893 2015-€D-11

ALL THAT CERTAIN lot or piece of ground situate in Briar Creek Township, County of Columbia, and Commonwealth of Pennsylvania

TAX PARCEL NO: 07-01Λ-039

PROPERTY ADDRESS 266 3rd Avenue

Berwick, PA 18603

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Rebecca D. Whitebread

Scott R. Whitebread

ATTORNEY'S NAME: Robert W. Williams, Esquire

SHERIFF'S NAME: Timothy T. Chamberlain

All that certain lot or parcel of land situated in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the southerly right-of-way line Fourth Avenue and the northwest comer of other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1:

Thence along other lands of Barbara D. Vought, as found in Columbia County Recorder of Deeds Office in Deed Book 314, Page 493, being Lot Number 1 South 05 degrees 56 minutes 35 seconds East a distance of 320.09 fect to a point on the northerly right-of-way line Third Avenue;

Thence along the northerly right-of-way line Third Avenue South 83 degrees 55 minutes 00 seconds West a distance of 150.00 feet to a set iron pin on the southeast corner of Composite Parcel 1 which is lands of Gayle D. Vought;

Thence along Composite Parcel 1, which is lands of Gayle D. Vought North 05 degrees 36 minutes 35 seconds West a distance of 320.66 feet to a point on the aforementioned southerly right-of-way line of Fourth Avenue;

Thence along the southerly right-of-way line of Fourth Avenue North 84 degrees 03 minutes 25 seconds East a distance of 150.00 feet to the point of beginning.

Containing 48080 square feet, 1.10 acres of land.

Being all of Composite Parcel 2 as shown on a plan entitled Vought Land Trade Subdivision – Minor Subdivision dated April 1, 2002 and revised April 22, 2002 prepared by Robert J. Hardie P. L. S. Bloomsburg, PA.

Subject to a right-of-way for Pennsylvania Power and Light as found in Columbia County Recorder of Deeds Office in Misc. Books 14, Page 221.

Also subject to overhead utility lines.

Subject to and together with all utility lines, easements, and rights-of-way as containing in prior chain of title and as visible upon the land.

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Being known as 266 3rd Avenue, Berwick, PA 18603

Tax Parcel Number: 07-01A-039

MILSTEAD & ASSOCIATES, LLC

Michael J. Milstead

Richard M. Milstead

Mark E. Herrera

Nelson Diaz*

Rhondi Lynn Schwartz

Andrew M. Lubin

*Also admitted in PA

*Also admitted in MD

Attorneys at Law

I E. Stow Road, Marlton, New Jersey 08053 Phone (856) 482-1400 Fax (856) 482-9190 www.milstendlaw.com David H. Lipow

Mary L. Harbert-Bell*

Matthew C. Waldt

Patrick J. Wesner*

Robert W. Williams**

7 N. Columbus Boulevard #200 Philadelphia, PA 19106-1422 (215) 717-0043 Fax: (215) 717-0044

Our Fife No. 8.31848

January 20, 2015

Office of the Shcriff Columbia County Courthouse P.O. Box 380 Bloomsburg, PA 17815

Re: Bank of New York Mellon, et al vs. Rebecca D. Whitebread and Scott R.

Whitebread

List property for Sheriff's Sale/Service of Defendants

Dear Sir/Madam:

Please post the handbill on the mortgage premises listed below:

266 3rd Avenue, Berwick, PA 18603

Once service has been completed please forward the returns to our office in the enclosed self addressed stamped envelope.

PLEASE PROVIDE OUR OFFICE WITH A SALE DEPOSIT RECEIPT FOR THE ADVANCE IN THE ATTACHED SELF ADDRESSED ENVELOPE MARKED DEPOSIT RECEIPT.

Thank you for your attention to this matter.

Very truly-yours,

Anthony Price

Paralegal

Print Your Documents

Document Receipt

Trans # 4622 Carrier / service: USPS Server First-Class Mail®

2/2/2015 12:00:00 AM

Ship to:

BERKHEIMER TAX ADMININSTRATOR

50 NORTH SEVETH STREET

Tracking #:

71901140006000046227

Doc Ref#:

2015ED11

Postage

5.3400

BANGOR

PA 18013

Document	Rocei	nt.
Ducument	ヘモノモ	w

Trans # 4621 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

PORTFOLIO RECOVERY ASSOCIATES

LLC

120 CORPORATE BLVD

Tracking #.

719011400060000046210

Doc Ref#: Postage 2015ED11 5.3400

NORFOLK VA 23238

Document	Receipt
DOCUMENT	NECEIDI

Trans# 4621 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

PORTFOLIO RECOVERY ASSOCIATES

Tracking #: Doc Ref #:

71901140006000046210

Postage

2015ED11 5.3400

NORFOLK VA 23238

120 CORPORATE BLVD

Document	Da+-:
DOCUMENT	Receion

Trans # 4620 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

CAPITAL ONE BANK USA

15000 CAPITAL ONE DRIVE

Tracking #:

71901140006000046180

Doc Ref#:

2015ED11

Postage

5.3400

RICHAMOND VA 23238

Print Your Documents Page 1 of 1

Document Receipt

Trans # 4620 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to

CAPITAL ONE BANK USA

15000 CAPITAL ONE DRIVE Tracking #: 71901140006000046180

Doc Ref #: 2015ED11

Postage 5.3400

RICHAMOND VA 23238

Document Receipt

Trans #

4619

Carrier / service:

USPS Server

First-Class Mail®

2/2/2015 12:00:00 AM

Ship to

TECHNICAL SUPPORT GROUP

600 ARCH STREET ROOM 3259

INTERNAL REVENUE

SERVICE

Tracking #:

71901140006000046173

Doc Ref # Postage

2015ED11 5.3400

PHILADELPHIA PA 19106

Print Your Documents

Document Receipt

Trans # 4618 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR Tracking #: 71901140006000046166

ROBERT N.C. NIX FEDERAL BUILDING Doc Ref#: 2015ED11
Postage 5.3400

PHILADELPHIA PA 19107

Page 1 of 1

Document Receipt

Trans # 4618 USPS Server Carrier / service: First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE US SMALL BUSINESS

ADMINISTRATION

900 MARKET STREET 5TH FLOOR 71901140006000046166 Tracking #

ROBERT N.C. NIX FEDERAL BUILDING Dac Ref# 2015ED11 Postage 5.3400

PHILADELPHIA PA 19107

Print Your Documents Page 1 of 1

Document Receipt

Trans # 4617 Carrier / service USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000046159

Doc Ref #: 2015ED11

Postage 5 3400

HARRISBURG PA 17105

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Trans # 4617 Carrier / service: USPS Server First-Class Mail® 2/2/2015 12:00:00 AM

Ship to:

OFFICE OF FIAIR DEPARTMENT OF PUBLIC

WELFARE

PO BOX 8016 Tracking #: 71901140006000046159

Doc Ref #: 2015ED11

Postage 5 3400

HARRISBURG PA 17105

Print Your Documents

Document	Receipt
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Trans#

4616

Carrier / service: USPS Server

First-Class Mail®

2/2/2015 12:00:00 AM

Ship to.

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000046142

Doc Ref#: Postage

2015ED11

5.3400

HARRISBURG PA 17128

141674

Milstead & Associates LLC

1 E. STOW ROAD MARLTON, NJ 08053 856-482-1400



55-136/312

DATE

CHECK

AMOUNT

09/26/14

141674

*** ONE THOUSAND THREE HUNDRED FIFTY & 00/100 DOLLARS

Columbia County Sheriff

PAY TO THE ORDER

ATTORNEY BUSINESS ACCOUNT VOID AFTER 180 DAYS

##141674# #O31201360#

67 8306